Map	Block	Lot		CARD			Total Card	/ Total Parcel
181.0	0005	0013.0	1 of 1		Residential	APPRAISED:	802,800	/ 802,800
					ARLINGTON	USE VALUE:	802,800	/ 802,800
						ASSESSED:	802,800	/ 802,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		SHELLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER DEBORAH/ETAL
Owner 2:	GALLAGHER CHARLES
Owner 3:	
Street 1:	16 SHELLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,255 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1985, having primarily Clapboard Exterior and 2204 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7255.000	356,400		446,400	802,800
Total Card	0.167	356,400		446,400	802,800
Total Parcel	0.167	356,400		446,400	802,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.25 | /Parcel: 364.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122726

GIS Ref

GIS Ref

Insp Date 08/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 181.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,400	0	7,255.	446,400	802,800	802,800	Year End Roll	12/18/2019
2019	101	FV	311,300	0	7,255.	446,400	757,700	757,700	Year End Roll	1/3/2019
2018	101	FV	311,300	0	7,255.	376,200	687,500	687,500	Year End Roll	12/20/2017
2017	101	FV	311,300	0	7,255.	344,300	655,600	655,600	Year End Roll	1/3/2017
2016	101	FV	311,300	0	7,255.	293,300	604,600	604,600	Year End	1/4/2016
2015	101	FV	287,500	0	7,255.	255,100	542,600	542,600	Year End Roll	12/11/2014
2014	101	FV	287,500	0	7,255.	235,900	523,400	523,400	Year End Roll	12/16/2013
2013	101	FV	287,500	0	7,255.	224,500	512,000	512,000		12/13/2012

!14202!

PRINT

Date	Time
12/11/20	04:04:21

LAST REV

Date	Time
08/23/18	10:32:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14202

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN MARY P	26533-293		7/29/1996		282,500	No	No		Y

USER DEFINED

Prior Id # 1:	122726
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2015	1062	Alterati	10,000		8/4/2015			Remove existing de
8/7/2009	672	Re-Roof	7,850					

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
7/10/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Inspected	163	PATRIOT
12/3/2008	Measured	355	PATRIOT
4/18/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7255		Sq. Ft.	Site		0	70.	0.88	7									446,354						446,400	

Total AC/HA: 0.16655 | Total SF/SM: 7255 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,354 | Spl Credit | Total: 446,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.7	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00360000
Adj $ / SQ:	128.712
Other Features:	114000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449382
Depreciation:	93022
Depreciated Total:	356360

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

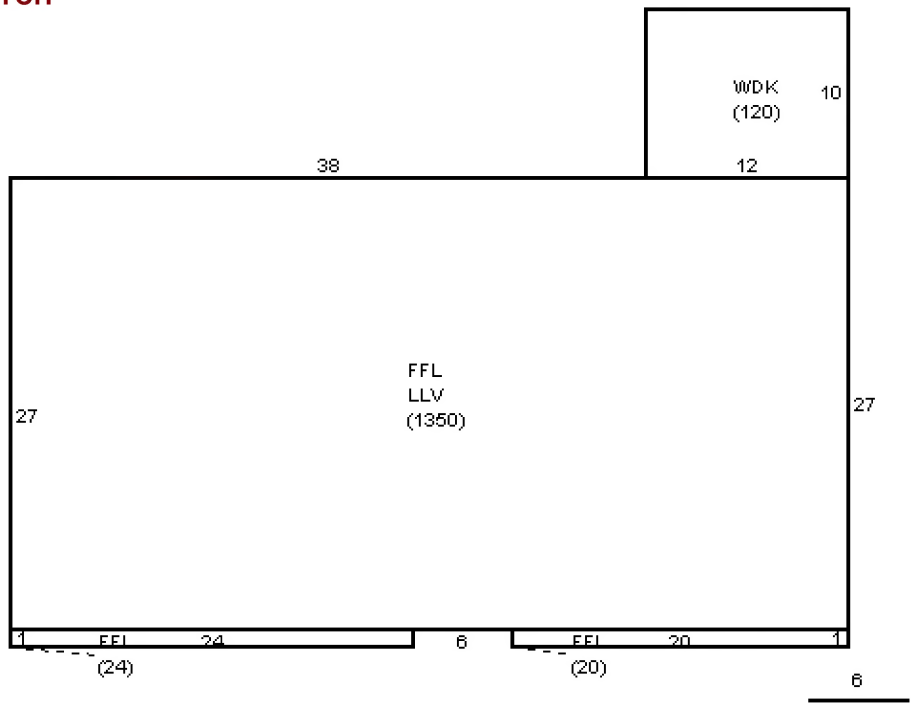
No Unit	RMS	BRS	FL
1	7	4	m
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.58
Special Features:	0	Val/Su Net:	124.44
Final Total:	356400	Val/Su SzAd	255.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,394	128.710	179,424
LLV	Lower Level	1,350	83.980	113,379
WDK	Deck	120	14.380	1,726
	Net Sketched Area:	2,864	Total:	294,529
Size Ad	1394	Gross Are	2864	FinArea 2204

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc